

A four bedroom detached bungalow sitting in pleasant grounds of 0.65 acres on the edge of Framlingham and a short walk from all the town has to offer.



Guide Price

£725,000

Freehold

Ref: P7920/C

Address

Lincolns Meadow
Brook Lane,
Framlingham
Suffolk
IP13 9RH



Hallway, kitchen, dining room, utility room, sitting room and study.

Principal bedroom with en-suite shower room. Three further bedrooms and bathroom.

Grounds of over half an acre including a garage, carport, and workshop. Airconditioned home office.

Off road parking

Contact Us



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Well Close Square
Framlingham
Suffolk IP13 9DU

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email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

And at The London Office
40 St James' Place
London SW1A 1NS

Location

The property is located in a pleasant position along Brook Lane. It has the great advantage of being in a semi-rural location but is just on the edge of the town and within walking distance of all Framlingham has to offer.

The thriving town is home to a good selection of independent shops and businesses including cafés, restaurants, hairdressers, antique shops, a travel agency and delicatessen. It is also home to the Crown Hotel and a Co-operative supermarket. Off Market Hill are a number of other businesses providing day-to-day services including pubs, vets, a medical centre and schools. Sir Robert Hitcham's Primary School is highly regarded and Thomas Mills High School is considered one of the best state schools in the East of England. There is also Framlingham College, which is served by its preparatory school at Brandeston some 5 miles away. Framlingham has previously been voted the number one place to live in the country and is perhaps best known for its magnificent castle which is managed by English Heritage.

Framlingham is surrounded by delightful villages, many of which have popular public houses. There are lovely walks from Framlingham into the surrounding countryside, and amenities such as golf in Woodbridge (12 miles) and Aldeburgh (13 miles). The world famous Snape Maltings Concert Hall is within easy reach (10.5 miles). There is also bird watching at the RSPB centre at Minsmere (15 miles). Framlingham is only 12 miles from the coast as the crow flies with the popular destinations of Southwold, Dunwich, Thorpeness and Orford. The county town of Ipswich lies approximately 18 miles to the south-west and from here there are regular services to London's Liverpool Street Station, scheduled to take just over the hour.

Description

Lincolns Meadow is a detached bungalow believed to be of predominately brick construction under a tiled roof, that dates from the 1970s. The vendor has carried out a refurbishment programme and has replaced the boiler within the last couple of years as well as adding new radiators. In addition, a new garage and cartlodge has been constructed by Suffolk Cartlodges, along with a workshop which is an ideal boot room.

A front door flanked on one side by a window provides access to the hallway. Off this is a cloak cupboard and doors to the reception rooms and bedrooms. A sliding door leads into the kitchen. This has a south-west facing window to the front of the property and is fitted with a stylish range of modern high and low level wall units. There is an integrated double electric oven and five ring halogen hob and extractor fan. In addition is a dual stainless steel sink with drainer and also a water softener. A open archway leads to the triple aspect dining room. This has windows to two sides as well as French doors opening to the patio. The room has recessed spotlighting, an electric wood burning style stove and laminate flooring. Also off the kitchen is a door to the utility room that has high and low level wall units, plumbing for a washing machine and tumble dryer as well as a fridge. In addition there is a stainless sink and hatch to the roof space. There is a door to a porch and driveway beyond.

The sitting room is dual aspect with a south-west facing window to the front of the property as well as south-east facing tri-fold doors open to the patio. It has laminate flooring. An opening leads to a study with window to the rear of the property and built-in cupboards.

The principal bedroom has a north-east facing window to the rear of the property. There are built-in wall to wall wardrobes with shelving and hanging rails as well as cupboards above. A door opens to a shower room which the vendor refurbished. This comprises a large shower unit, WC, handwash basin and cupboards. Bedroom two is a double with window to the rear of the property. A door links to bedroom three which is also accessed independently from the hallway. This has a window to the rear. The fourth double bedroom has a north-east facing window to the rear of the property, and a recess for a cupboard. The bathroom comprises a bath with shower above with a drencher head, handwash basin with cupboards below and also a offset cloakroom with WC.

Outside

The property is approached from Brook lane via a driveway and high level automated gates. This leads to a shingle driveway which continues to extensive parking area which leads to the cartlodge. To the south-west of the house there is extensive patio area with shrubs and trees and there is also a feature pond. Beyond this is lawn and then an enclosed small orchard. Here is a garden shed. Also within the garden is a most impressive insulated home office. This measures 17' x 9'9 and has windows overlooking the garden. It has an air conditioning unit providing cold and hot air as required. It has wired internet and ample power sockets.











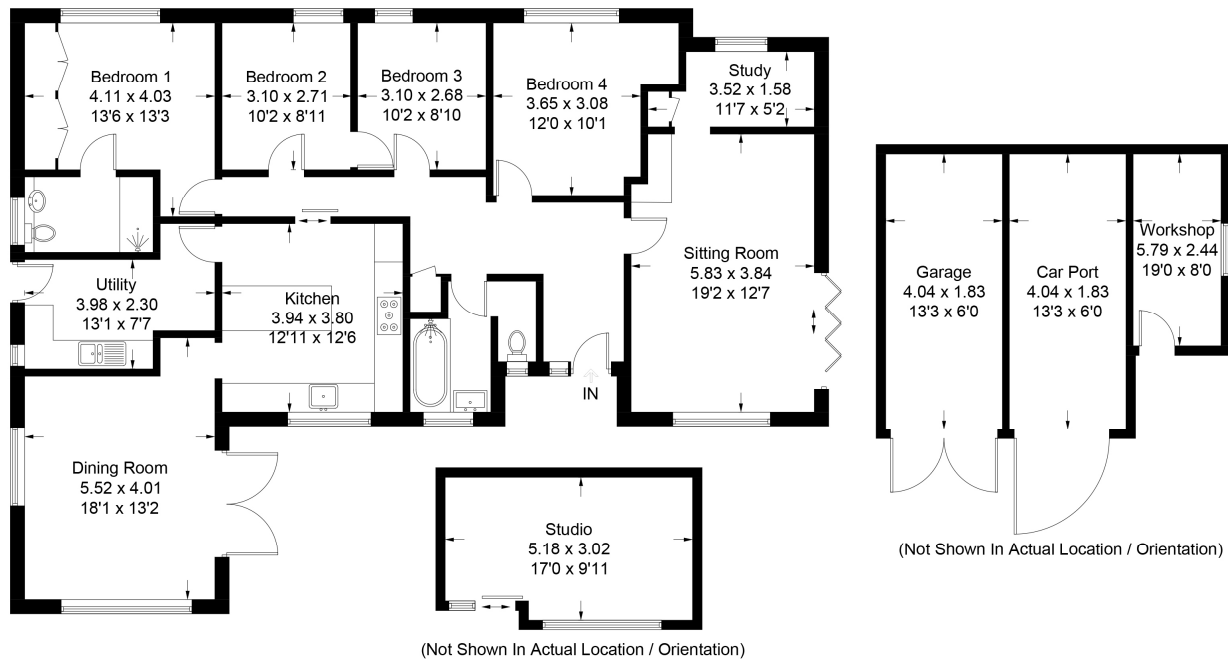






Lincolns Meadow, Framlingham

Approximate Gross Internal Area = 148.1 sq m / 1593 sq ft
Outbuildings = 50.8 sq m / 547 sq ft



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Produced for Clarke and Simpson

Viewing Strictly by appointment with the agent.

Services Mains water and electricity. Sewage treatment plant. Oil-fired central heating. Air conditioning unit in the home office.

Broadband To check the broadband coverage available in the area click this link –
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phones To check the mobile phone coverage in the area click this link –
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

EPC Rating D = (Copy available from the agents upon request).

Council Tax Band F; £3,509.32 payable per annum 2026/2027

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000.

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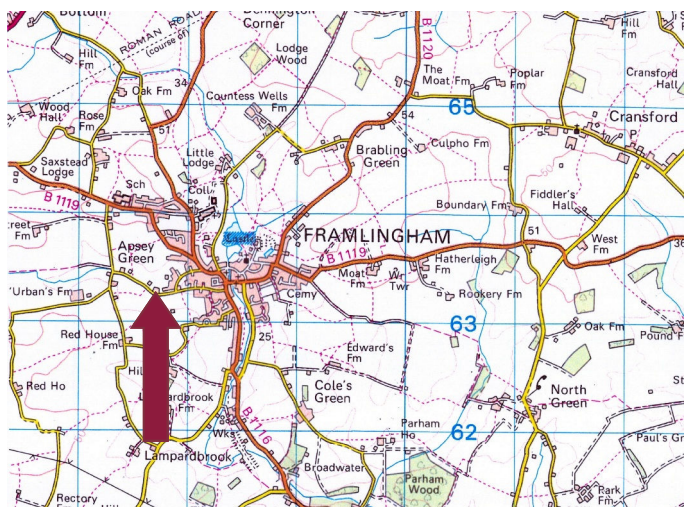
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2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

3. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.

4. On the south-eastern boundary is a footpath. This is fenced from the garden.

June 2026



Directions

From the Agent's office in Well Close Square, proceed along Station Road and turn right, opposite the Railway Inn onto Brook Lane. Continue on Brook Lane as if going out of the town whereupon Lincolns Meadow will be found on the right hand side.

What3Words: ///closet.scribble.oldest



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